

GENERAL ACCOUNT AND CLOSED SESSION MINUTES  
Monday, February 18, 2002

At its meeting of Monday, February 18, 2002, at 8:10 p.m., upon a motion by Commissioner Beatty, and unanimously carried, the Board agreed to go into Closed Session, in accordance with North Carolina General Statute 143-318.11 (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Present were Chairman W. Steve Ikerd, Vice-Chair Marie H. Huffman, and Commissioners Katherine W. Barnes, Barbara G. Beatty, and Dan A. Hunsucker. Also present were County Manager/Deputy Clerk J. Thomas Lundy, Deputy County Manager Steven D. Wyatt, Assistant County Manager Mick W. Berry, County Attorney Robert Oren Eades, and County Clerk Thelda B. Rhoney.

Dr. Duane Kirkman, Superintendent Hickory Public Schools and Sarah Talbert, Chair, Hickory Public School Board were invited to attend the closed session.

Facilities Director Michael Talbert was also invited to attend the closed session.

**Hickory Public Schools (National Guard Armory property)**

Dr. Kirkman gave a brief history on the property adjacent to Hickory High School by saying in the Spring of '99 representatives from the American Legion came to the school board and told them the National Guard was moving to the fairgrounds and asked if Hickory Public Schools was interested in purchasing the National Guard Armory property.

Dr. Kirkman said the school board has been trying to purchase the property and he gave an outline of negotiations:

<u>February 2000</u>	
Appraisal	\$ 686,200

<u>October 2000</u>	
Legion requesting	\$1,600,000
Difference	\$ 913,800

<u>April 2001</u>	
Hickory Public Schools offered	\$ 865,300
Legion requesting	\$1,193,560
Difference	\$ 328,260

Dr. Kirkman said the survey came in with 9.3 acres and the GIS maps were showing 8.7 acres. The survey found an easement which had been closed but not completed, increasing the acreage to 9.3.

Dr. Kirkman said current negotiations in January 2002 were:

<u>January 2002</u>	
Hickory Public Schools offered	\$ 912,105
Legion requesting	\$1,135,000
Difference	\$ 222,895

<u>Current Amount</u>	
Legion requesting	\$1,024,000

Dr. Kirkman said Hickory Public Schools wanted to continue to mediate but they were not authorized to go any further. He said \$865,300 was already on deposit and funds in the renovation line account for renovations at College Park could be transferred.

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Dr. Kirkman requested the school board be allowed to continue up to a price of \$1,024,000 and that they would try to get the property for less.

Dr. Kirkman said the building on the property contains 12,000 square feet and the school can use the property/building for structural programs, expansion of the physical education program, and the auto shop could be relocated out of the main building.

The Board authorized the school board to go up to \$1,024,000 and recommended the Hickory Public School Board try to obtain the property for \$1 million.

At 8:27 p.m., the Board returned to regular session.

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W. Steve Ikerd, Chairman

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Thelda B. Rhoney, County Clerk